

the north side of the road leading from what is known as the Fourth Street pike into Yellow Springs. There is a lane from the main road in to the house. The house is located more or less secluded from the road in the trees, which is private. The property would make a very fine home with a view back toward Frederick, and the amount of land, it could easily be used for subdivision purposes, because there is a considerable amount of development in the immediate area.

Q Would you give your value on the land and buildings as you appraised them?

A Well, the land I described to you. The buildings consist of a two-story frame metal roof dwelling, oil fire heating system, with one and a half bath, and it is maintained in very good condition. There is also a one-story bungalow which fronts on the macadam road at Yellow Springs, which is rented to a tenant or leased. Then there is a small cottage or cabin that has a very nominal value, and that was also leased back some years ago at a nominal rent. The land I valued at \$11,000, the dwelling at \$12,000; and the cabin and bungalow jointly at \$7,000; making an overall valuation of the land and improvements of \$30,000.

Q I direct your attention to the fact that a contract has been entered into with the Yellow Springs Lions Cub, Inc., for the total sum of \$33, 250.00, and ask whether or not you would consider that to be a good market value for the property?

A I would consider that to be an exceptionally good price for the property.
